157.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	586,300 / 586,300
					USE VALUE:	586,300 / 586,300
					ASSESSED:	586,300 / 586,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOOLEY KATHLEEN T
Owner 2:	
Owner 3:	
Street 1:	710 HORSENECK RD
Street 2:	
Twn/City:	WESTPORT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02790 Type:

PREVIOUS OWNER

Owner 1:	DOOLEY KATHLEEN T -
Owner 2:	-
Street 1:	215 RENFREW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Clapboard Exterior and 816 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	166,300		420,000	586,300
Total Card	0.138	166,300		420,000	586,300
Total Parcel	0.138	166,300		420,000	586,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 718.50 /Parcel: 718.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104416

GIS Ref

GIS Ref

Insp Date 05/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 157.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	166,300	0	6,000.	420,000	586,300		Year end	12/23/2021
2021	101	FV	161,100	0	6,000.	420,000	581,100		Year End Roll	12/10/2020
2020	101	FV	161,100	0	6,000.	420,000	581,100	581,100	Year End Roll	12/18/2019
2019	101	FV	145,100	0	6,000.	420,000	565,100	565,100	Year End Roll	1/3/2019
2018	101	FV	145,100	0	6,000.	354,000	499,100	499,100	Year End Roll	12/20/2017
2017	101	FV	145,100	0	6,000.	324,000	469,100	469,100	Year End Roll	1/3/2017
2016	101	FV	145,100	0	6,000.	276,000	421,100	421,100	Year End	1/4/2016
2015	101	FV	144,400	0	6,000.	240,000	384,400	384,400	Year End Roll	12/11/2014

!12283!

PRINT

Date	Time
12/30/21	14:17:41

LAST REV

Date	Time
11/12/21	14:49:20
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12283

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOOLEY LAWRENCE	30043-306		4/13/1999	Family		No	No		
	14185-284		1/1/1981			No	No		A

USER DEFINED

Prior Id # 1:	104416
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2013	1502	Manual	13,600	C				
3/21/2011	173	Redo Kit	21,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2021	USPS	JO	Jenny O
5/24/2018	MEAS&NOTICE	BS	Barbara S
5/13/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
11/12/2008	Info At Door	336	PATRIOT
2/12/2000	Inspected	263	PATRIOT
11/30/1999	Measured	268	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	133.637
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	225927
Depreciation:	59645
Depreciated Total:	166282

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

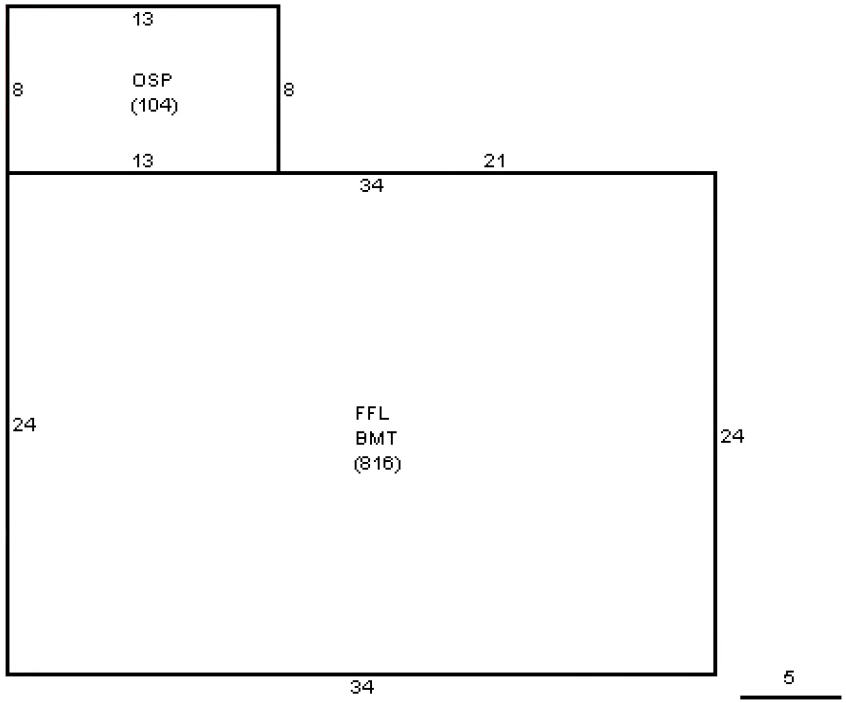
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	133.64
Special Features:	0	Val/Su Net:	95.79
Final Total:	166300	Val/Su SzAd	203.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	40.090	32,714
FFL	First Floor	816	133.640	109,047
OSP	Screen Porch	104	35.240	3,665

Net Sketched Area:	1,736	Total:	145,426
Size Ad 816	Gross Area 1736	FinArea 816	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:	Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc